

1  
2 A RESOLUTION of the Common Council of the  
3 City of Fort Wayne, Indiana setting forth  
4 the policy of the City of Fort Wayne,  
5 Indiana in regards to the annexation of the  
6 Buckingham-Hollows Annexation Area.

7 WHEREAS, the annexation of territory to the City of Fort  
8 Wayne is a legislative function; and

9 WHEREAS, the Common Council of the City of Fort Wayne is  
10 called upon in the preparation of the City budget to provide  
11 for the furnishing of municipal services to the entire City,  
12 including newly annexed areas; and

13 WHEREAS, the Common Council of the City of Fort Wayne has  
14 before it an Ordinance for the annexation of the Buckingham-  
15 Hollows Annexation Area, more specifically described as  
16 follows, to-wit:

17 Part of the Northeast Quarter of Section 33,  
18 Township 31 North, Range 13 East, Allen County,  
19 Indiana, described as follows:

20 Beginning at the Northwest corner of the Northeast  
21 Quarter of said Section 33; thence Easterly, along  
22 the North line of said Northeast Quarter, to its  
23 intersection with the West property line of Lot  
24 316 in Walden, Section V as recorded in Plat Book  
25 38, pages 44 through 47, in the Allen County  
26 Recorder's Office; thence southerly, along the  
27 West line of Lots 316 through 311 in Walden,  
28 Section V, to the Southwest corner of Lot 311 in  
29 said Addition; thence easterly, along the South  
30 line of Walden, Section V and its easterly  
31 prolongation, said line also being the North line  
32 of The Hollows, Section I as recorded in Plat Book  
41, pages 31 through 35, in the Allen County  
Recorder's Office, to the West right-of-way of  
Maplecrest Road; thence South, along said West  
right-of-way, to its intersection with the South  
line of land conveyed to George and Trinkka Bellio  
and recorded as Document 79-34946 in the Allen  
County Recorder's Office, said South line also  
being the North line of land annexed by the City  
in Annexation Ordinance X-05-81 on file in the  
Fort Wayne City Clerk's Office; thence North 89  
degrees 22 minutes 48 seconds West, a distance of  
249.48 feet; thence North 26 degrees 58 minutes 46  
seconds West, a distance of 75.36 feet to the  
Southwest corner of Lot 5 in The Hollows, Section  
I; thence Southwesterly, along the Southeast line  
of Lots 6 and 7 in said Addition to a point 24.86  
feet East of the Southwest corner of Lot 7; thence  
westerly, along the South line of Lots 7 through  
18 in said Addition, to the Southwest corner of  
Lot 18, said corner being on the East line of an  
Indiana and Michigan Electric Company right-of-  
way; thence South 01 degree 04 minutes 30 seconds



West, along said East line parallel with and 60 feet normally distant East of the West line of the East 1/2 of the Northeast 1/4 of said Section 33, a distance of 495.0 feet; thence North 88 degrees 55 minutes 30 seconds West 190.0 feet; thence South 52 degrees 37 minutes 36 seconds West 385.03 feet to the Southeast corner of Block "B" in the Village of Buckingham, Section I as recorded in Document 80-014047 in the Allen County Recorder's Office; thence along the southerly and westerly boundary of said Block "B" and along the current City Limits, by the following described courses: South 60 degrees 34 minutes 35 seconds West-262.24 feet; South 85 degrees 44 minutes 04 seconds West-178.14 feet; North 64 degrees 40 minutes 30 seconds West-284.41 feet; North 25 degrees 02 minutes 41 seconds West-244.70 feet; North 53 degrees 42 minutes 32 seconds East-191.95 feet; North 18 degrees 50 minutes 45 seconds West-194.66 feet; North 55 degrees 30 minutes 34 seconds West-151.26 feet; North 20 degrees 19 minutes 06 seconds West-179.86 feet to the Southeasterly right-of-way of Buckhurst Run in said Village of Buckingham; thence Southwesterly, along said right-of-way line and along a curve to the left, non-tangent to the last described course and having a radius of 250.00 feet, an arc distance of 40.38 feet to the intersection of said right-of-way line with the West line of the Northeast 1/4 of said Section 33; thence northerly, along the West line of said Northeast 1/4, to the point of beginning, containing 81 acres, more or less.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

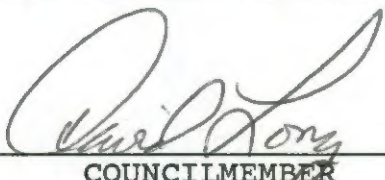
SECTION 1. That in the case of the Buckingham-Hollows Annexation, it is the policy of the City of Fort Wayne to follow the provisions of Section 1.1 of Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana of 1974, as amended, with regards to the provision of non-capital and capital services to the annexation area.

SECTION 2. That it is the policy of the City of Fort Wayne to follow the annexation fiscal plan for said described territory, as prepared by the Division of Community and Economic Development which is attached hereto and incorporated herein. Two copies of said plan are on file in the office of the Clerk of the City of Fort Wayne and are available for public inspection as required by law.

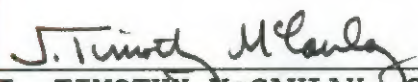


1 SECTION 3. That said plan sets forth cost estimates of  
2 the services to be provided, the methods of financing these  
3 services, the plan for the organization and extension of  
4 these services, delineates the non-capital improvement  
5 services to be provided within one (1) year of annexation,  
6 the capital improvement services to be provided within three  
7 (3) years of annexation, and the plan for hiring employees  
8 of other governmental entities whose jobs will be eliminated  
9 by this annexation. That said plan identifies an area  
10 within the existing boundaries of the City similar in  
11 population density, land use and topography with receives  
12 non-capital services equivalent in standard and scope to  
13 those offered the territory to be annexed and which receives  
14 capital services in the same manner as proposed for the  
15 territory to be annexed.

16 SECTION 4. That, after adoption and any and all  
17 necessary approval by the Mayor, this Resolution shall be in  
18 full force and effect.

19   
20 COUNCILMEMBER

21 APPROVED AS TO FORM AND LEGALITY

22   
23 J. TIMOTHY McCAULAY, CITY ATTORNEY  
24  
25  
26  
27  
28  
29  
30  
31  
32



Read the first time in full and on motion by Long, seconded by Talarico, and duly adopted, read the second time in full title and referred to the Committee on Corrections (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.

DATED: 12-11-90

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Long, seconded by Edmonds, and duly adopted, placed on its passage. ~~PASSED~~ LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>9</u>			
BRADBURY	<u>✓</u>			
BURNS	<u>✓</u>			
EDMONDS	<u>✓</u>			
GIAQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 10-22-91

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) ~~(APPROPRIATION)~~ ~~(GENERAL)~~ ~~(SPECIAL)~~ (ZONING MAP) ORDINANCE RESOLUTION NO. 9-63-91 on the 22nd day of October, 1991,

Sandra E. Kennedy ATTEST  
SANDRA E. KENNEDY, CITY CLERK

SEAL  
Samuel J. Talarico  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 23rd day of October, 1991, at the hour of 2:30 o'clock P. M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 1st day of November, 1991, at the hour of 11:45 o'clock A M., E.S.T.

Paul Helmke  
PAUL HELMKE, MAYOR





## MEMORANDUM

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TO: City Council Members

FROM: Michael A. Sapp, Director of Planning *M.A.S.*

SUBJECT: Buckingham/Hollows Annexation

DATE: October 14, 1991

\*\*\*\*\*

Attached is the Fiscal Plan for the Buckingham/Hollows Annexation. This annexation area contains approximately 81 acres of which 56 acres are developed residentially. The remaining acreage includes a mix of rights-of-way, utilities, and vacant land. Approximately 708 persons reside in the area to be annexed.

Since December of 1990, when the Buckingham/Hollows annexation ordinance and resolution were introduced to City Council, members of C&ED's planning staff have been meeting with property owners within the proposed annexation area. City Attorney, Tim McCaulay has been corresponding with the annexation area's attorney John Clifton. Mr. McCaulay has reached an agreement with John Clifton to defer the effective date of annexation to December 31, 1994, providing the property owners do not remonstrate the annexation.

DIGEST SHEET

TITLE OF ORDINANCE BUCKINGHAM-HOLLOWS ANNEXATION

DEPARTMENT REQUESTING ORDINANCE COMMUNITY & ECONOMIC DEVELOPMENT

SYNOPSIS OF ORDINANCE RESOLUTION CONFIRMS THAT THE CITY HAS DEVELOPED

A DEFINITE POLICY FOR PROVIDING SERVICES TO THE

BUCKINGHAM-HOLLOWS ANNEXATION AREA. IT ALSO CLEARLY LINKS THE

CITY'S GENERAL ANNEXATION RESOLUTION (SECTION 1.1 OF CHAPTER 2 OF

THE MUNICIPAL CODE OF THE CITY OF FORT WAYNE OF 1974, AS AMENDED)

TO THE ANNEXATION AREA.

*R-90-12-17*

EFFECT OF PASSAGE THE CITY WILL BE MORE SECURE IN MEETING STATE ANNEXATION

LAW (I.C. 36-4-3-13) REQUIREMENTS.

EFFECT OF NON-PASSAGE THE CITY IS LESS SECURE IN MEETING THE

REQUIREMENTS OF I.C. 36-4-3-13.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) TO BE EXPLAINED BY THE

FISCAL PLAN TO BE PREPARED BY COMMUNITY & ECONOMIC DEVELOPMENT

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



BILL NO. R-90-12-17

REPORT OF THE COMMITTEE ON ANNEXATION

DAVID C. LONG, CHAIRMAN  
JANET G. BRADBURY, VICE CHAIRPERSON  
HENRY, EDMONDS, REDD

WE, YOUR COMMITTEE ON ANNEXATION TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) of the Common Council  
of the City of Fort Wayne, Indiana, setting forth the policy  
of the City of Fort Wayne, Indiana, in regards to the annexation  
of the Buckingham-Hollows Annexation Area

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
~~(ORDINANCE)~~ (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

*David C. Long*  
*Janet G. Bradbury*  
*Henry Edmonds*  
*Reed*

DATED: 10-22-91

Sandra E. Kennedy  
City Clerk



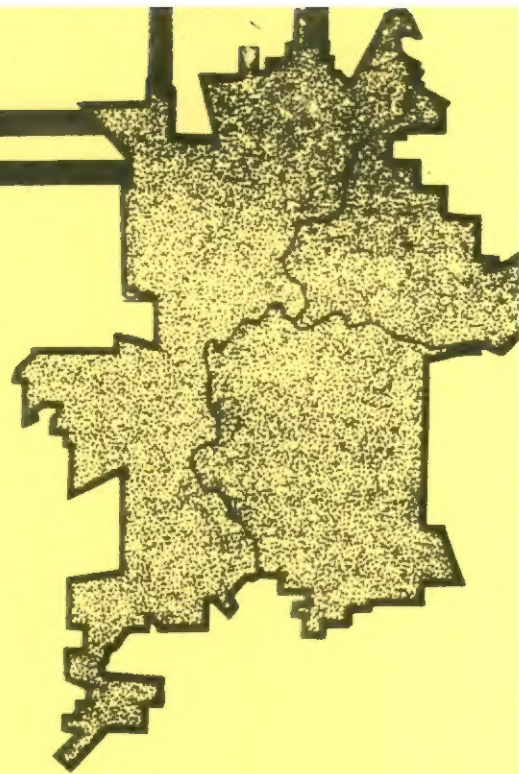
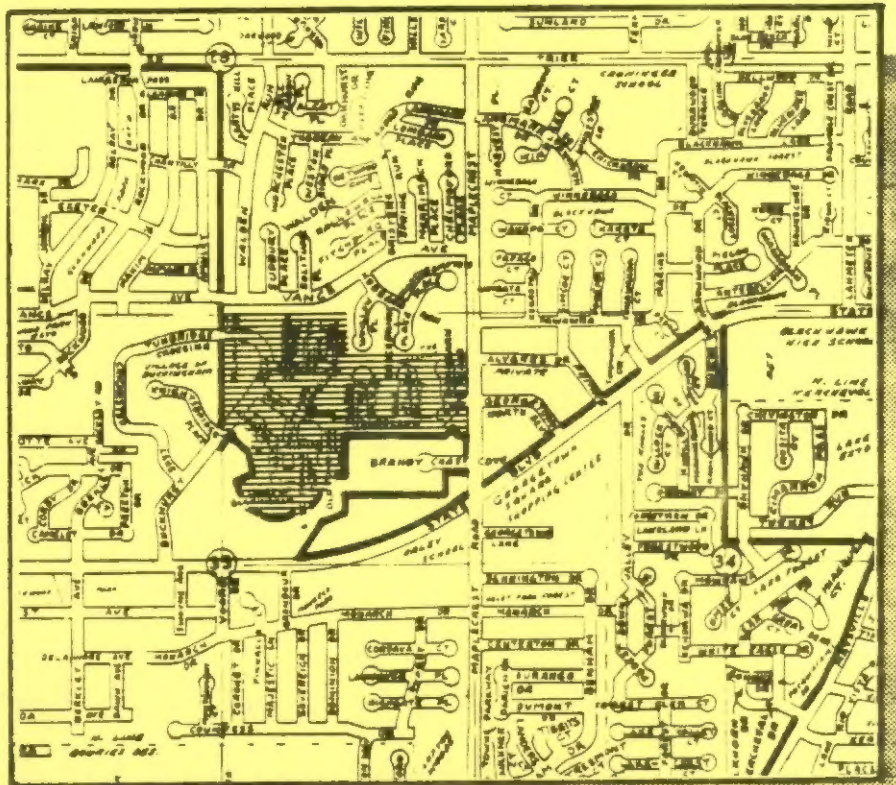
# FISCAL PLAN

CITY OF FORT WAYNE  
PAUL HELMKE, MAYOR

October 1991

Buckingham  
Hollows  
Annexation  
Amended

COMMUNITY & ECONOMIC





ADMINISTRATION AND POLICY DIRECTION

Paul Helmke  
Mayor  
City of Fort Wayne

Greg Purcell, Director  
Community and Economic Development

Michael Sapp  
Director of Planning

Fort Wayne City Plan Commission

Melvin Smith, President  
Yvonne Stam, Vice President  
Robert Hutner, Secretary  
Cletus Edmonds  
Mark Gensic  
Charles Layton  
John Shoaff  
Stephen Smith  
Wil Smith

RESEARCH AND PREPARATION

Gary Stair, Senior Planner  
Pamela Holocher, Planner II



## Executive Summary

Over the past 20 years, the City of Fort Wayne has been pursuing a vigorous policy of annexing land adjacent to its corporate limits. This proposal is a logical continuation of this policy.

This fiscal plan outlines the applicable state legislation concerning the annexation of urban land and explains how the Buckingham/Hollows annexation area conforms to the state law requirements. The plan also provides basic data about the area, describes the services which will be furnished to the area upon annexation by the City of Fort Wayne, and summarizes the fiscal impact of this annexation upon the City.

The proposed annexation area is approximately 81 acres, and is primarily residential.



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## SECTION ONE

### BASIC DATA

#### A. LOCATION

The area proposed for annexation is located east of the City of Fort Wayne in St. Joseph Township and is bounded on the south and west by the existing City limit line, on the north by the north line of an Indiana and Michigan utility easement and on the east by the west line of the Maplecrest Road (See Figure 1).

#### B. SIZE

The Buckingham/Hollows Annexation Area contains approximately 81 acres.

#### C. POPULATION

By using the 3.08 persons per household estimate for unincorporated St. Joseph Township, as established by the 1980 United States Census, this area has approximately 708 residents.

#### D. BUILDINGS

Residential 230 structures in good condition

<u>PATTERNS OF LAND USE</u>	<u>Acres</u>	<u>Percent</u>
Residential	56	69.2
Right-of-Way	11	13.6
Lake	10	12.3
Utility Easement	3	3.7
Vacant	<u>1</u>	<u>1.2</u>
TOTAL	81	100.0%

#### F. ZONING

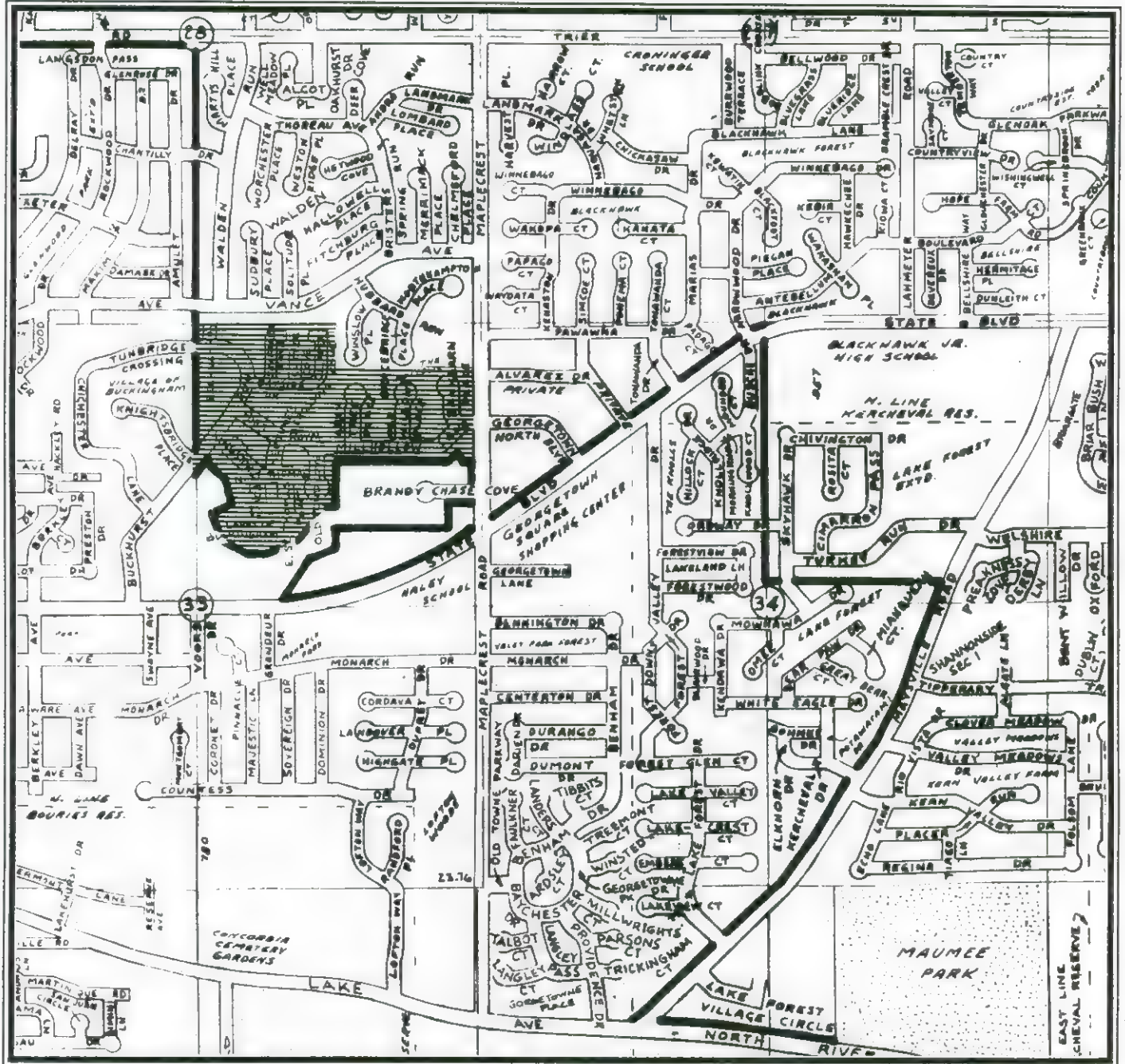
The Buckingham/Hollows Annexation Area contains numerous zoning classifications (See Figure 2). Upon annexation, this area will be under the jurisdiction of the City of Fort Wayne Plan Commission, and the zoning classifications will be as follows:

<u>County Zoning Classification</u>		<u>City Zoning Classification</u>
RS-1	Suburban Residential	R-1 Single Family Residential
RSP-2	Planned Two Family	R-3 Multiple Family Residence
C-1A (P)	Professional Services	B-1A Limited Business District



FIGURE 1

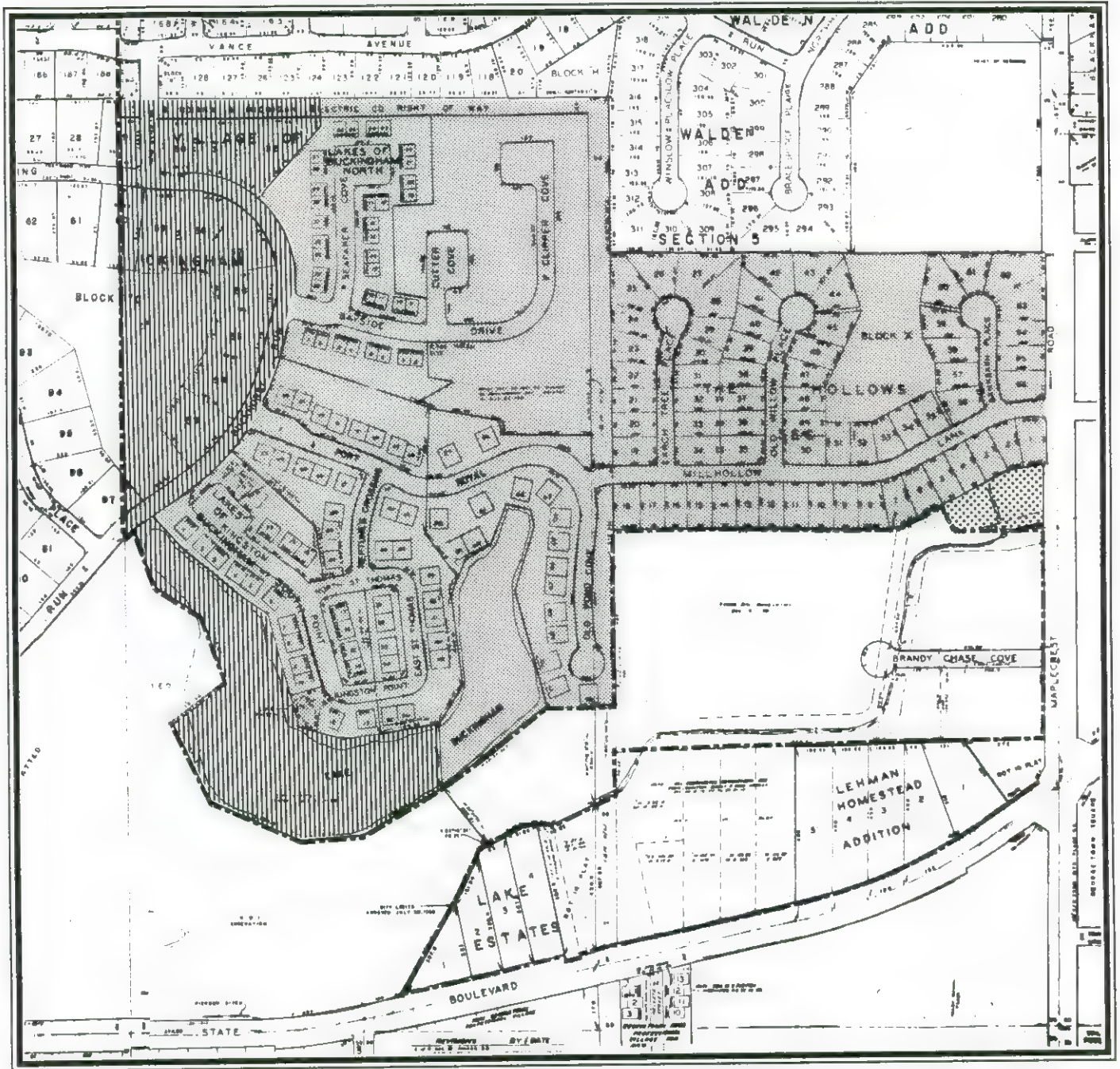
# BUCKINGHAM / HOLLOWS ANNEXATION






Location

FIGURE 2

# BUCKINGHAM / HOLLOWS ANNEXATION



## Zoning

	RS-1	Suburban Residential
	RSP-2	Multiple Family (planned)
	C-1A	Professional Services



G. TOPOGRAPHY

The Buckingham/Hollows annexation area contains two basic soil classifications: Morley Silt Loam (MrB2) and Pewamo Silt Loam (Pe). It has been determined using U.S. Geological Survey Maps that the area has a low relief and that the general slope of the area is approximately 2 to 6 percent.

H. ASSESSMENT

\$5,624,610

I. NET TAX RATE (1990 PAYABLE 1991 RATES)

Existing:	4.897120	
After Annexation:	7.471321	
Increase:	2.574201	(53 percent increase)

J. COUNCIL DISTRICT

The Buckingham/Hollows Annexation Area will be initially assigned to City Council District 2, subject to any later statutorily-required reapportionment.

K. CONTIGUITY

The Buckingham/Hollows Annexation Area is 68.3 percent contiguous to the City of Fort Wayne.

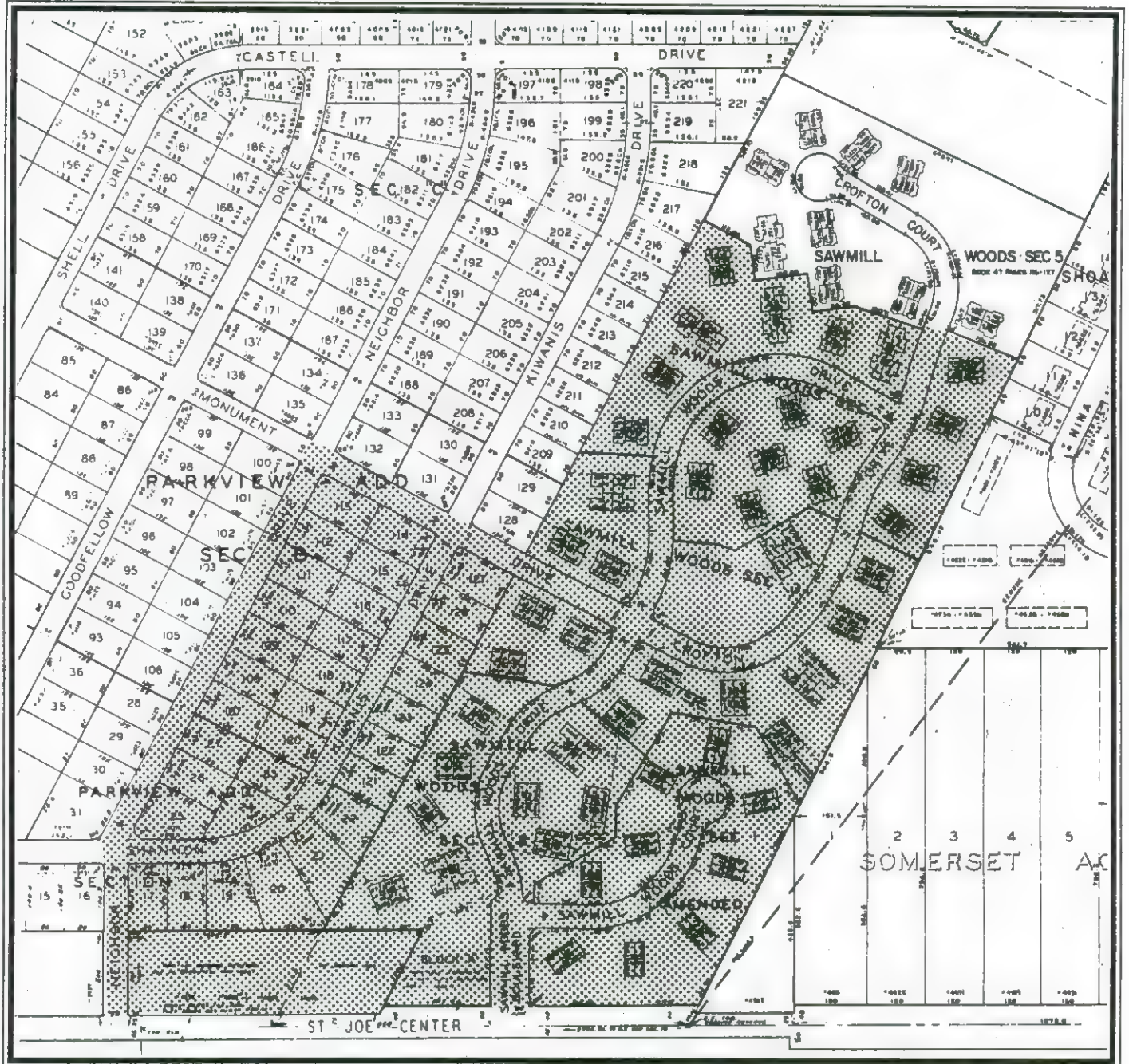
L. SELECTED AREA(S) WITHIN CORPORATE BOUNDARIES WITH SIMILAR TOPOGRAPHY, PATTERNS OF LAND USE AND POPULATION DENSITY

As the City has uniform service standards throughout its corporate boundaries, all areas of similar topography, pattern of land use and population density receive the same level of service. A representative area within the City comparable in topography, pattern of land use and population density to the Buckingham/Hollows Annexation area is the Sawmill Woods Section I-II/Parkview Addition Section A-B area (See Figure 3).

	<u>Buckingham/Hollows</u>	<u>Sawmill Woods/ Parkview</u>
Topography:	Low Relief	Low Relief
Patterns of Land Use:	Residential	Residential
Population Density:	9 persons per acre	10.5 persons per acre

FIGURE 3

## PARKVIEW/SAWMILL WOODS AREA



Comparable Area



No area within the City with similar topography, patterns of land use and population density as the Buckingham/Hollows Annexation is receiving services higher in standard or scope than the services promised this area.

## SECTION TWO

### THE COMPREHENSIVE ANNEXATION PROGRAM

The annexation of the Buckingham/Hollows area is part of a larger, comprehensive annexation program that was developed in a report prepared by the Department of Community Development and Planning in 1975 and which was subsequently updated in 1976. The Annexation Policy and Program Study was the culmination of a year and a half of extensive study and is used as a policy guide for the City's annexation program. The report recommends that "all urban land contiguous to the City limits should become part of the City "as should" all non-urban land required to complement the annexation of urban land and provide the ability to control and manage urban growth." Because the Buckingham/Hollows area met this criteria in 1975-76, the report identified it as part of a larger area (SJ-2) which was recommended for annexation.

Since 1976, four areas targeted for annexation within the (SJ-2) area in the Annexation Policy and Program Study have been annexed. These areas are the St. Joe Cemetery Annexation, the HWI Annexation, the Tamarack Annexation and the Trans Am Annexation.



## SECTION THREE

### STATE LAW REQUIREMENTS

#### A. INTRODUCTION

When pursuing an annexation, a municipality must ensure that the proposed annexation is in accordance with State law. The existing statute (IC 36-4-3) provides cities with two options for annexing areas. The municipality must meet the guidelines of only one of the options. The two options are:

1. The boundaries of the area must be at least one-eighth contiguous (12.5%) to the municipality and meet at least one of the following three conditions:
  - a. have a population density of at least three persons per acre;
  - b. be zoned for commercial, business or industrial uses;
  - c. be at least sixty (60%) percent subdivided; or
2. The boundaries of the area must be at least one-fourth contiguous (25%) to the municipality and the municipality must show that the area is needed and can be used by the municipality for its development in the reasonably near future.

In both instances, the municipality must also prepare a written fiscal plan. The fiscal plan must provide cost estimates of the services to be furnished to the annexed territory, along with the methods used to finance such services.

The Buckingham/Hollows Annexation meets both options which have been established to determine the validity of annexations. The remainder of this section will be devoted to explaining how this annexation meets the first annexation test in accordance with State Statute.

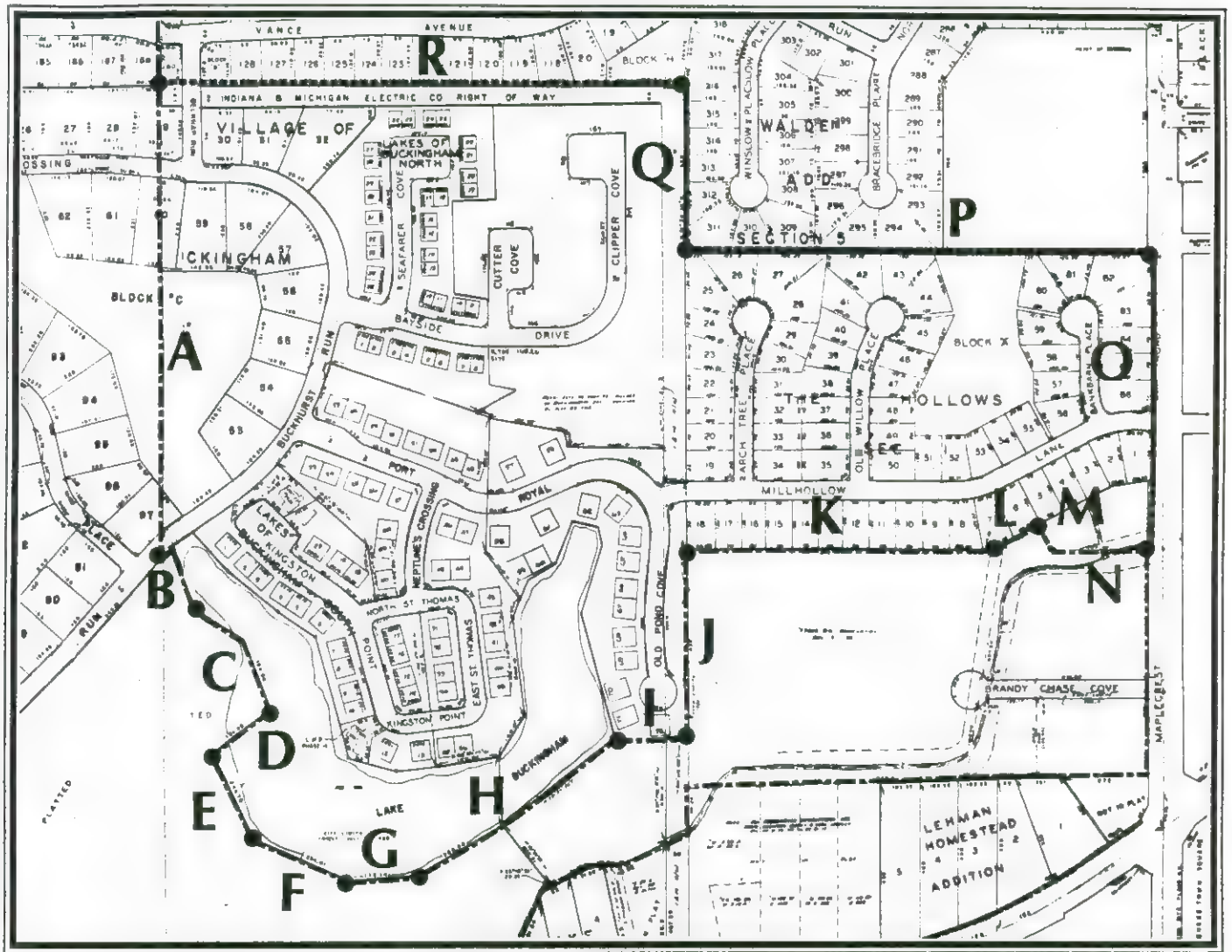
#### B. ONE-EIGHTH CONTIGUOUS

Figure 4 illustrates the length of the external boundaries of the annexation area. As can be seen, approximately 68 (%) percent of the annexation area's boundaries are contiguous to the City of Fort Wayne. Therefore, this annexation easily meets the 12.5% contiguity requirement mandated by State Statute.

As mentioned in the introduction, if the annexation is at least one-eighth contiguous to the municipality, it can be annexed if any one of the three conditions are met. The proposed annexation area meets two of the three options in that it is over

FIGURE 4

# BUCKINGHAM / HOLLOWS ANNEXATION



## Contiguity

CONTIGUOUS		NON-CONTIGUOUS	
A	1255'	O	800'
B	220'	P	1230'
C	340'	Q	450'
D	190'	R	1375'
E	245'		
F	280'		
G	180'		
H	640'		
I	190'		
J	495'		
K	815'		
L	145'		
M	75'		
N	250'		
5320' (58.0%)		3855' (42.0%)	



60 percent subdivided and has a population density of at least three persons per acre.

D. CONCLUSION

The Buckingham/Hollows area should be annexed into the City of Fort Wayne because it meets both of the annexation tests that have been established by the State Legislature. The annexation area is over fifty (50%) percent contiguous to the City, is over 60 percent subdivided and has a population density of at least three persons per acre. In addition, the area meets yet another test for annexation in that it is more than (25%) percent contiguous and is needed and can be used by the City for its growth in the reasonably near future.

## SECTION FOUR

### MUNICIPAL SERVICES

This section of the Fiscal Plan forecasts the costs and methods of financing services for the Buckingham/Hollows Annexation Area. The plan also describes how and when the City plans to extend services of a non-capital and capital improvement nature. The following section demonstrates how the City will satisfy the requirements of Indiana State Law in provision of services and financing of same in an equitable manner.

As required by state law, the annexation area will receive planned services of a non-capital nature in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and density. In addition, the annexation area will receive services of a capital improvement nature in the same manner as those services are provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density.

All services both of a non-capital nature and of a capital improvement nature described in subsequent subsections of the Municipal Services Section will be provided to the Buckingham/Hollows Annexation in a manner equivalent in standard and scope to those capital and non-capital services provided to areas within the corporate boundaries that have similar topography patterns of land use and population density, including but not limited to the Sawmill Woods/Parkview Addition area.

#### A. POLICE

The services provided by the Fort Wayne Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day-to-day conflicts among family, friends, and neighbors, and the creation and maintenance of a feeling of security in the community. The Police Department is involved in legal work such as participation in court proceedings and protection of constitutional rights. It is also responsible for the control of traffic and the promotion and preservation of civil order. District 3 will be expanded to cover the Buckingham/Hollows Annexation area.

The Police Department keeps a record of the percentage of personnel and equipment necessary for the City's annexation program and has determined that additional personnel are not required for this particular annexation. Police District 3 statistics were used to project service needs and costs because this district is adjacent to the Buckingham/Hollows Annexation area, and has similar demographic characteristics, as well as having comparable types of



calls for police service.

The cost to provide protection to this proposed annexation will be \$440 a year. The cost is based upon an officer's average hourly rate of \$11.64 multiplied by an estimated 45 minutes spent per call. This total is then multiplied by the estimated number of calls (48 per year) for service to this area. This total cost, which equals \$419, is the direct personnel cost. A small non-personnel cost of Five percent is then added to the above total. Adding direct personnel and non-personnel costs together, the total costs to provide police protection to the area amounts to \$440 a year. Funding for police services in the annexation area will come from the Civil City Budget of the Police Department which is derived primarily from local property taxes through the General Fund.

CAPITAL COST: \$ 0  
ESTIMATED ANNUAL COST: \$ 440

B. FIRE DEPARTMENT

The Fort Wayne Fire Department will be responsible for providing services to the Buckingham/Hollows Annexation Area immediately upon annexation. The services provided include, but are not limited to, full fire suppression activities, fire prevention, EMS Support-first responder, emergency hazardous materials response, public education and fire investigations.

Due to the small area and its location adjacent to other City covered areas operating costs would be minimal. It is estimated that there will be 8 responses into this area per year. The average 1989 operating cost per run was approximately \$940. Therefore, the Fire Department will incur costs of approximately \$7,520 a year to provide fire protection to the area. No additional equipment will be needed to provide service to the proposed annexation area.

Primary fire call response will come from Station #14 located at 3400 Reed Road with a current response time of 4-6 minutes. If needed, backup response will come from Station #10 at 1245 E. State Boulevard.

CAPITAL COST: \$ 0  
ESTIMATED ANNUAL COST: \$7,520

C. EMERGENCY MEDICAL SERVICE

Presently, the Three Rivers Ambulance Authority is the only provider of ambulance service to City residents. Buckingham/Hollows Annexation area property owners will receive full advanced life support ambulance service immediately upon annexation.

A number of ambulances are stationed throughout the City 24 hours a day. Upon receiving a request for service from the annexation area, the ambulance closest to the area will be dispatched. In addition, for some emergencies, such as heart attacks, the Fort Wayne Fire Department will provide extra assistance. Primary assistance will come from Station 14. The Fire Department trains a number of its personnel so that each fire station has an emergency medical technician on duty at all times.

The method of financing Emergency Medical Services is based on user fees. The charges for ambulance service are shown below:

1. \$120 plus \$3 per loaded mile for non-emergency transfer scheduled 24 hours in advance.
2. \$170 plus \$3 per loaded mile for non-scheduled non-emergency transfers.
3. \$380 for all emergencies for City and non-City residents.

This method of financing permits service to be extended to the annexation area with its existing budget, while no additional manpower or equipment will be needed to service the annexation area.

CAPITAL COST:                   \$     0  
ESTIMATED ANNUAL COST:       \$     0

D. SOLID WASTE DISPOSAL

Upon annexation, Fort Wayne will provide residential garbage collection to the Buckingham/Hollows Annexation Area. Currently, this service is provided to residential property owners at no cost. In the event that charges are established, charges for the Buckingham/Hollows area will be equivalent in standard and scope to those areas within the corporate boundaries that have similar topography, patterns of land use and population density. The City presently contracts with Waste Management of Fort Wayne to supply this service.

According to the contract agreement, the City is charged \$42.85 per ton for this service. This cost amounts to approximately \$55.10 per household, per year, for this service. Consequently, annexation of the 230 residences in the Buckingham/Hollows Annexation Area will cost \$12,673, per year. Solid waste collection will be financed by the City's Garbage Disposal Fund which comes from the General Fund.

OPERATING COST :               \$       0  
ESTIMATED ANNUAL COST:       \$12,673

E. TRAFFIC CONTROL

The City's Traffic Engineering Department will assume



responsibility for traffic control in the annexation area immediately after the effective date of annexation. Some of the services that can be provided by the department are surveys and investigations of traffic conditions and problems. Finally, the department provides installation and maintenance of traffic control devices such as stop lights, and control signs.

No additional traffic control service is needed in the proposed annexation area at this time. Therefore, the Traffic Engineering Department will not require additional personnel to perform its service to the annexation area, nor will there be any capital or labor costs.

CAPITAL COST: \$ 0  
ESTIMATED ANNUAL COST: \$ 0

#### F. STREETS AND ROADS

The incorporation of the annexation area will add 1.76 miles of streets to the City street system. All 1.76 miles are in good condition. The Fort Wayne Street Department will be responsible for the general maintenance of all streets in the annexation area immediately upon annexation. General maintenance includes snow and ice removal as well as berm work. Leaf removal, street sweeping and grass mowing are all under the auspices of the Street Department. The Street Engineering Department will provide engineering services and construction supervision for all streets, alleys and sidewalks that will be constructed within the annexation area. The provision of these services to the annexation area will require one (1) additional person and one new truck. A fully equipped 5-ton dump truck with complete snow and ice control equipment will cost approximately \$45,000, and an additional street maintenance employee will cost \$21,000 annually. The cost of the truck can be extended over a five year period if the truck is purchased through a lease agreement. The annual cost for the truck through a lease agreement would be approximately \$10,812. The average cost of general street maintenance is roughly estimated to be \$5,912 per mile of street per year, so the annexation will cost the City an additional \$10,405 for street maintenance per year. The funding source for street maintenance is the Street Department budget which is made up of funds from the Motor Vehicle Highway (MVH) Program. The Street Engineering Department funds come from the MVH, Federal Aid Urban (FAU) and Local Arterial Roads and Streets (LARS) Programs.

CAPITAL COST: \$ 45,000  
ESTIMATED ANNUAL COST: \$ 31,405

G. PARKS AND RECREATION

Residents of the proposed annexation area will have access to city park facilities such as swimming pools, baseball diamonds, picnic facilities, golf courses, indoor and outdoor skating facilities, etc. No new park facilities will need to be developed for the Buckingham/Hollows Annexation area. Residents will be in close proximity to Shoaff Park, a 169 acre community park.

CAPITAL COST: \$ 0  
ESTIMATED ANNUAL COST: \$ 0

H. WATER

Water service is already provided to this proposed annexation area. The City will provide engineering services as needed to this area upon annexation.

CAPITAL COST: \$ 0  
ESTIMATED ANNUAL COST: \$ 0

I. FIRE HYDRANTS

The City of Fort Wayne pays the Fort Wayne Water Utility \$183.83 annually for each fire hydrant located within the City. Since, there are 19 hydrants in this annexation area there will be an annual cost of \$3,493 associated with the provision of fire hydrants.

CAPITAL COST: \$ 0  
ESTIMATED ANNUAL COST: \$3,493

J. SANITARY SEWERS

The City of Fort Wayne Department of Water Pollution Control (WPC) presently provides sanitary sewers to this annexation area. The City will provide engineering services as needed to this area upon annexation.

CAPITAL COST: \$ 0  
ESTIMATED ANNUAL COST: \$ 0

K. STORM SEWERS

Upon annexation, the Fort Wayne Department of Water Pollution Control will consider storm sewer installation upon petition by the concerned property owners. The City will provide engineering services for such a project. Emergency and routine maintenance of public drainage will be the responsibility of the City's Sewer Maintenance Departments after annexation. Certain storm drainage improvements may be funded from the City's Storm Water Management



Program.

CAPITAL COST: \$ 0  
ESTIMATED ANNUAL COST: \$ 0

L. STREET LIGHTING

It is the goal of the City of Fort Wayne Street Lighting Department to light every unlit intersection within the City limits, to reduce night accidents, facilitate traffic flow, aid in police protection and inspire community spirit and growth. There are 27 street lights in the annexation area that the City will have to maintain and pay the operating costs for after the effective date of annexation. These operating costs will amount to \$1,166, annually. In the Buckingham/Hollows Annexation there is one (1) new Street light that will need to be installed at a cost of \$1,200.

If the property owners desire midblock or ornamental lighting with underground wiring then the petition process must be used. Priority will be assigned to each petition based upon need, filing date and available funding. The property owners would then be assessed for the cost of such installation. Service could be provided in the first construction season after annexation if the funds are available.

CAPITAL COST: \$1,200  
ESTIMATED ANNUAL COST: \$1,166

M. ANIMAL CONTROL

The Buckingham/Hollows Annexation area is located within the north district of the Fort Wayne Animal Control Department. Currently, the north district is not yet at capacity. Therefore, costs would be negligible to provide this service to the area.

CAPITAL COST: \$ 0  
ESTIMATED ANNUAL COST: \$ 0

N. ADMINISTRATIVE SERVICES

All administrative functions of the City of Fort Wayne will be available to the Buckingham/Hollows Annexation area within one year of the annexation date. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Works, the Metropolitan Human Relations Department, the City Clerk's Office, the Citizen's Advocate Office, etc.

The costs of these services cannot be directly related to the size and population of an area. Consequently, this plan does not include cost estimates. However, the budgets of these departments

are prepared with the expectation that the City will annex several areas during the budgetary period. Therefore, expansion of the administrative functions is possible. Funding comes from a variety of sources, including the General Fund, the State, and the federal government.

CAPITAL COST:	\$	0
ESTIMATED ANNUAL COST:	\$	0

## SECTION FIVE

### PLAN FOR HIRING GOVERNMENTAL EMPLOYEES DISPLACED BY ANNEXATION

It is not anticipated that, due to the annexation of the Buckingham/Hollows area, any governmental employees will be eliminated from other governmental agencies. However, if any government employee is displaced as a result of this annexation and makes application with the City of Fort Wayne for employment within thirty days after displacement, such employee will be treated as if the employee were a City employee on "lay-off" status for purposes of hiring for any vacant position similar to the government position from which the individual was displaced.



## SECTION SIX

### FINANCIAL SUMMARY AND RECOMMENDATION

The purpose of this section is to project the revenues and expenditures of the proposed Buckingham/Hollows annexation. This section also provides a five-year summary of the expenditures compared with the revenues.

#### A. REVENUES

Property taxes are the main source of revenue to be received from the Buckingham/Hollows Annexation area. Property taxes are computed from the gross amount of assessed valuation in the area and can be obtained from the Office of the St. Joseph Township Assessor. The formula for computing tax revenue is shown in the following table.

TABLE 1

#### Tax Revenue Formula

$$\frac{V-E}{100} (T) = TR$$

WHERE: V = Assessed Valuation  
E = Home Mortgage Exemption  
T = City Tax Rate  
TR = Tax Return

The total assessed valuation of the proposed Buckingham/Hollows Annexation is \$5,624,610. The home mortgage exemption is deducted from this total. There are 230 dwelling units within this annexation area and it is assumed that each one is eligible for the \$1,000 exemption mentioned above. The total taxable assessed valuation of the annexation area becomes \$5,394,610 after the calculation is made. Property tax revenue for 1991 can then be determined by applying the Fort Wayne/St. Joseph Township Municipal tax rate (3.2533) to this figure giving a total property tax revenue of \$175,503. Using a three percent rate of inflation the property tax revenue for 1996, the first year that taxes would be due to the City after the annexation would be \$203,456. A portion of this revenue would be supplied from the State Property Tax Relief Fund.

This annexation will also enable the City to receive additional money from the Motor Vehicle Highway (MVH) and from the Local Arterial Roads and Streets Fund (LARS). These funds are allocated based on street miles. In 1989, the City received \$5,070 per street mile in MVH Funds and \$2,432 per street mile from LARS Funds. This annexation will add 1.76 miles to the City's street

system. Therefore, the City will receive an additional \$8,923 from MVH Funds and an additional \$4,280 from the LARS Funds. These funds will be received yearly beginning one-year after the effective date of annexation.

The following table shows the area's Taxing District Rate.

TABLE 2  
TAXING DISTRICT RATE

Corporation General	\$1.6607
Corporation Debt Service	.3634
Firemen Pension	.1359
Policemen Pension	.1209
Sanitary Officers Pension	.0162
Fire	.6563
Park General	.2897
Redevelopment General	<u>.0102</u>
	\$3.2533

In addition to property taxes and highway funds, the City receives revenues from the Community Development Block Grant, the Cigarette Tax and the Alcoholic Beverage Tax. These grants and funds are based in part on the City's population. Since population is only one element of a very complex distribution formula, the direct contribution of the Buckingham/Hollows Annexation cannot be calculated. Still, most of these funds will increase with city population increases.

B. EXPENDITURES

Expenditures which were reported in the section on Municipal Services are summarized in Table 3. Capital costs are one time expenditures, while operating costs are continuing expenses. Since the needs of the annexation area must be treated equally with the needs of other similar areas in Fort Wayne, all capital improvement projects must follow routine city procedures which often require petitioning.

On the following page Table 3 details the costs that will be incurred by each department upon the annexation of the Buckingham/Hollows area.

TABLE 3  
EXPENDITURES

<u>DEPARTMENTS</u>	<u>CAPITAL COSTS</u>	<u>OPERATING COSTS</u>
Police Department	\$ 0	\$ 440
Fire Department	0	7,520
EMS	0	0
Solid Waste Disposal	0	12,673
Traffic Control	0	0
Streets	45,000	31,405
Parks	0	0
Water	0	0
Fire Hydrants	0	3,493
Sanitary Sewers	0	0
Storm Sewer	0	0
Street Lighting	1,200	1,166
Animal Control	0	0
Administrative Functions	0	0
TOTALS	\$ 46,200	\$ 56,697

C. FIVE YEAR SUMMARY

The Five Year Summary detailed in Table 4 shows the projected expenditures compared with the tax revenues expected in the Buckingham/Hollows Annexation area for the first five years after it is incorporated into the City of Fort Wayne.

The summary includes a seven (7%) percent inflation factor for municipal expenditures, and a three (3%) percent increase factor for City property tax revenues. These inflation factors are derived through calculating the average expenditures and revenues over the past several years, and are from the City of Fort Wayne Controller.

TABLE 4  
REVENUES MINUS EXPENSES

YEAR	EXPENDITURES	PROPERTY TAX REVENUE	MVH & LARS	BALANCE
1995	\$ 90,344			\$ - 90,344
1996	95,909	\$ 203,456	\$ 13,203	+120,750
1997	103,791	209,560	13,203	+118,972
1998	108,237	215,846	13,203	+120,812
1999	<u>115,057</u>	<u>222,321</u>	<u>13,203</u>	<u>+120,467</u>
Totals	\$ 513,338	\$ 851,183	\$ 52,812	\$ +390,657



Property tax revenue from the annexation area will not be collected until 1996. Assuming the area is annexed in December of 1994, assessment will not occur until March of 1995, with revenues being collected in 1996. Since revenues are not collected for one year after the effective date of annexation, the City will experience a loss of \$90,344 in 1995.

D. RECOMMENDATION

This Fiscal Plan, which meets the State Law requirements that a fiscal plan be prepared, shows that the Buckingham/Hollows Annexation is in accordance with the applicable state statutes. Therefore, it is recommended that after passage of the annexation ordinance and its approval by the Mayor, this area should be annexed by the City of Fort Wayne on December 31, 1994.

TABLE 5  
ST. JOSEPH TOWNSHIP TAX RATES  
1990 PAYABLE 1991

		ST. JOSEPH TRANSIT	FORT WAYNE ST. JOSEPH
STATE	St. Fair Board	.0035	.0035
	St. Forestry	.0065	.0065
	Welfare HCI	.0508	.0508
	Welfare Administration	.0713	.0713
	TOTAL STATE	.1321	.1321
COUNTY	County General	.7529	.7529
	County Welfare	.1238	.1238
	County Health	.0654	.0654
	Cumulative Bridge	.0375	.0375
	County Bonds	.0910	.0910
	Reassessment	.0300	.0300
	Welfare Med. Assist Wards	.0059	.0059
	Cumulative Capital Dev.	.0700	.0700
	TOTAL COUNTY	1.1765	1.1765
TOWNSHIP	Township General	.0029	.0029
	Poor Relief	.0089	.0089
	Fire Protection	.0590	
	Township Recreation	.0006	
	TOTAL TOWNSHIP	.0714	.0124
SCHOOLS	School General	2.6186	2.6181
	Debt Service	.0288	.0288
	Art Institute	.0050	.0050
	School Transportation	.4186	.4186
	TOTAL SCHOOL	3.8920	3.8920
AIRPORT AUTHORITY	Capital Projects	.6215	.6215
	Racial Balance	.2000	.2000
	Airport General	.0772	.0772
	Airport Debt	.0168	.0168
	TOTAL AIRPORT	.0940	.0940
LIBRARY	Library General	.2944	.2944
	Library Debt	.0352	.0352
	TOTAL LIBRARY	.3296	.3296
PTC	PTC General	.1025	.1025
	PTC Debt	.0293	.0293
	TOTAL PTC	.1318	.1318

TABLE 5  
ST. JOSEPH TOWNSHIP TAX RATES  
1989 PAYABLE 1990

CITY AND SPECIAL TAXING DISTRICT	ST. JOSEPH TRANSIT		FORT WAYNE
	Corporation General		1.4877
	Redevelopment General		.0090
	Corp. Debt Service		.3286
	Firemen Pension		.1400
	Policemen Pension		.2247
	Park General		.3532
	Sanitary Officers Pen.		.0141
	Fire		.6960
	TOTAL CITY & SPECIAL DISTRICT	0.00	3.2533
	TOTAL TAX RATE	5.7493	9.7975
	NET TAX RATE	4.839019	7.47540



## BUCKINGHAM HOLLOWS LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 33, Township 31 North, Range 13, East Allen County, Indiana, described as follows:

Beginning at the Northwest corner of the Northeast Quarter of said Section 33: thence Easterly, along the North line of said Northeast Quarter, to its intersection with the West property line of Lot 316 in Walden, Section V as recorded in Plat Book 38, pages 44 through 47, in the Allen County Recorder's Office; thence southerly, along the West line of Lots 316 through 311 8 Walden, Section V, to the Southwest corner of Lot 311 in said Addition; thence easterly, along the South line of Walden, Section V and its easterly prolongation, said line also being the North line of The Hollows, Section I as recorded in Plat Book 41, pages 31 through 35, in the Allen County Records Office, to the West right-of-way of Maplecrest Road; thence South, along said West right-of-way, to its intersection with the South line of land conveyed to George and Trinka Bellio and recorded as Document 79-31946 in the Allen County Recorder's Office, said South line also being the North line of land annexed by the City in Annexation ordinance X-05-81 on file in the Fort Wayne City Clerk's Office; thence North 89 degrees 22 minutes 48 seconds West, a distance of 249.18 feet; thence North 26 degrees 58 minutes 46 seconds West, a distance of 75.36 feet to the Southwest corner of Lot 5 in the Hollows, Section I; thence Southwesterly, along the Southeast line of Lots 6 and 7 in said addition to a point 24.86 feet East of the Southwest corner of Lot 7; thence westerly, along the South line of Lots 7 through 18 in said addition, to the Southwest corner of Lot 18, said corner being on the East line of an Indiana and Michigan Electric Company right-of-way; thence South 01 degree 04 minutes 30 seconds West, along said East line parallel with and 60 feet normally distant East of the West line of the East 1/2 of the Northeast 1/4 of said Section 33, a distance of 495.0 feet; thence North 88 degrees 55 minutes 30 seconds West 190.0 feet; thence South 52 degrees 37 minutes 36 seconds West 385.03 feet to the Southeast corner of Block "B" in the Village of Buckingham, Section I as recorded in Document 80-014047 in the Allen county Recorder's Office; thence along the southerly and westerly boundary of said Block "B" and along the current City Limits, by the following described courses:

South 60 degrees 34 minutes 35 seconds West - 262.24 feet;  
South 85 degrees 44 minutes 04 seconds West - 178.14 feet;  
North 64 degrees 40 minutes 30 seconds West - 284.41 feet;  
North 25 degrees 02 minutes 41 seconds West - 244.70 feet;  
North 53 degrees 42 minutes 32 seconds East - 191.95 feet;  
North 18 degrees 50 minutes 45 seconds West - 194.66 feet;  
North 55 degrees 30 minutes 34 seconds West - 151.26 feet;  
North 20 degrees 19 minutes 06 seconds West - 179.86 feet to the Southeasterly right-of-way of Buckhurst Run in said Village of Buckingham; thence Southwesterly, along said right-of-way line and

along a curve to the left, non-tangent to the last described course and having a radius of 250.00 feet, an arc distance of 40.38 feet to the intersection of said right-of-way line with the West line of Northeast 1/4 of said Section 33; thence northerly, along the West line of said Northeast 1/4, to the point of beginning containing 81 acres, more or less.

